



A RESOLUTION

02- R -0529

BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY FULTON ATLANTA COMMUNITY ACTION AUTHORITY, THE AMBLING COMPANIES AND COLONIAL AMERICAN CAPITAL TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO DEVELOP ASHTON OAKS, A 96-UNIT FAMILY APARTMENT COMMUNITY AT 3391 FORREST PARK RD.; AND FOR OTHER PURPOSES.

WHEREAS, Fulton Atlanta Community Action Authority (FACAA), The Ambling Companies and Colonial American Capital are applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to develop Ashton Oaks, a 96-unit family apartment community located on Forrest Park Rd.; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the proposed site for Ashton Oaks is located within census tract 72 which is designated as a linkage community and as a community development impact area; and

WHEREAS, census tract 72 is also designated as a GA Dept. of Community Affairs qualified census tract; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, the City of Atlanta wishes to endorse the aforementioned application by Fulton Atlanta Community Action, The Ambling Companies and Colonial American Capital.



**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:**

Section 1: The City of Atlanta hereby endorses the application by Fulton Atlanta Community Action, The Ambling Companies and Colonial American Capital to the Georgia Department of Community Affairs for low-income housing tax credits to develop Ashton Oaks.

A true copy,


Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

APR 01, 2002
APR 05, 2002

ASHTON OAKS

NARRATIVE

CONCEPT

Fulton Atlanta Community Action Authority (FACAA), The Ambling Companies and Colonial American Capital have formed an alliance to develop new construction apartments called Ashton Oaks apartments, which will provide good quality affordable housing for the residents in the city of Atlanta.

PROJECT DESCRIPTION

The proposed site is located at 3391 Forrest Park rd, Georgia 30354, in the Neighborhood a component of Atlanta's Neighborhood Planning Unit Z. The property is to be developed on approximately 8-acres and it is proposed to build approximately 96 units.

It is expected that this proposed development would help stabilize this section of the city and compliment all redevelopment efforts, while providing much needed housing affordable housing.

The development is being designed to meet the needs of residents by ensuring the provision of amenities and services; this will guarantee the long-term success of the property.

Ashton Oaks will be a mixed income development. Rents will range from \$400 up for 1 bedroom, from \$500 up for the 2 bedrooms and from \$600 for the 3 bedrooms.

DEVELOPMENT FEATURES

The construction and design will include significant features modeled after prominent neighborhood and community structures within the immediate area. The development will be sensitive to the preservation of existing trees and the integration of existing vegetation and drainage patterns. Construction will meet all building, fair housing and accessibility standards. An outline of the development features is as follows:

- Swimming Pool
- Clubhouse
- Library
- Attractively fenced community
- Sports Court
- Walking path, equipped with sitting areas
- Equipped picnic area and recreational facilities
- Large open playing field
- Covered pavilion with picnic/barbecue facilities
- Washer/dryer hookups in all units
- Exercise/Fitness Center
- Complete built-in fire sprinkler system

ASHTON OAKS

- ◆ Computer labs/internet hookup

The development will be sensitive to the preservation of existing trees and the integration of existing vegetation and drainage patterns. Construction will meet all building, fair housing and accessibility standards.

The current zoning classification will accommodate the proposed development concept.

SUPPORTIVE SERVICES

Fulton Atlanta Community Action Authority (FACAA), a licensed provider, will oversee the delivery of all supportive services to the residents of Ashton Creek that will incorporate the main empowerment activities and services, such as:

- ◆ Employment and Job training
- ◆ Preventive health care programs
- ◆ Daycare subsidies
- ◆ After-school programs
- ◆ Summer enrichment
- ◆ Financial and budgeting seminars
- ◆ Transportation to Adult education seminars
- ◆ Transportation to Life Skills training
- ◆ Transportation assistance to facilitate access to social services

FINANCING

The total financing cost for Ashton Oaks is approximately 7 million dollars. Wachovia/ First Union National Bank will provide conventional debt and project equity. Financing will utilize the Housing Tax Credit Program as administered by the Georgia Department of Community Affairs. This program is designed to generate equity from the private sector for investment in housing developments that will serve low and moderate-income residents without providing government subsidies. An application request for a grant from the Federal Home Loan Bank will also be submitted. This project will be owned, managed and financed totally through the private sector.

TIMETABLE

- ◆ Federal Home Bank Application- March 15,02
- ◆ DCA Tax Credit Application - April 18, 02
- ◆ Construction Start- November 30, 02

RCS# 3635
4/01/02
2:42 PM

Atlanta City Council

Regular Session

CONSENT I

Except; 02-R-0531; 02-R-0499; R-0497; R-0561
02-R-0498; 02-R-0588; 02-R-0589; 02-R-0513
ADOPT

SEE ATTACHED LISTING OF ITEMS
ADOPTED/ADVERSED ON
CONSENT AGENDA

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith
Y Starnes
Y Young
Y Winslow

Y Archibong
NV Fauver
Y Shook
Y Muller

Y Moore
Y Martin
Y Maddox
Y Boazman

Y Mitchell
Y Norwood
Y Willis
B Woolard

ITEM (S) REMOVED FROM
CONSENT AGENDA
02-R-0497
02-R-0498
02-R-0499
02-R-0513
02-R-0531
02-R-0561
02-R-0589

CORRECTED COPY

CONSENT I

		04/01/02 Council Meeting
ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADVERSE ON CONSENT AGENDA
1. 02-O-0562	34. 02-R-0486	63. 02-R-0514
2. 02-O-0564	35. 02-R-0511	64. 02-R-0515
3. 02-O-0566	36. 02-R-0587	65. 02-R-0516
4. 02-O-0568	37. 02-R-0492	66. 02-R-0517
5. 02-O-0582	38. 02-R-0493	67. 02-R-0536
6. 02-O-0389	39. 02-R-0557	68. 02-R-0537
7. 02-O-0392	40. 02-R-0521	69. 02-R-0538
8. 02-O-0390	41. 02-R-0522	70. 02-R-0539
9. 02-O-0458	42. 02-R-0523	71. 02-R-0540
10. 02-O-0394	43. 02-R-0524	72. 02-R-0541
11. 02-O-0397	44. 02-R-0525	73. 02-R-0542
12. 02-O-0399	45. 02-R-0526	74. 02-R-0543
13. 02-O-0400	46. 02-R-0527	75. 02-R-0544
14. 02-O-0401	47. 02-R-0528	76. 02-R-0545
15. 02-O-0402	48. 02-R-0529	77. 02-R-0546
16. 02-O-0403	49. 02-R-0530	78. 02-R-0547
17. 02-O-0404	50. 02-R-0567	79. 02-R-0548
18. 02-O-0405	51. 02-R-0588	80. 02-R-0549
19. 02-O-0408	52. 02-R-0518	81. 02-R-0550
20. 02-R-0464	53. 02-R-0556	82. 02-R-0551
21. 02-R-0494	54. 02-R-0558	83. 02-R-0552
22. 02-R-0495	55. 02-R-0585	84. 02-R-0553
23. 02-R-0496	56. 02-R-0586	85. 02-R-0554
24. 02-R-0500	57. 02-R-0349	86. 02-R-0555
25. 02-R-0560	58. 02-R-0506	
26. 02-R-0569	59. 02-R-0532	
27. 02-R-0570	60. 02-R-0533	
28. 02-R-0571	61. 02-R-0534	
29. 02-R-0572	62. 02-R-0535	
30. 02-R-0573		
31. 02-R-0574		
32. 02-R-0595		
33. 02-R-0596		

02- P. -0529

(Do Not Write Above This Line)

A RESOLUTION

BY THE COMMUNITY DEVELOPMENT/HUMAN
RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLI-
BY FULTON ATLANTA COMMUNITY ACTION
AUTHORITY, THE AMBLING COMPANIES;
AND COLONIAL AMERICAN CAPITAL TO
THE GEORGIA DEPARTMENT OF COMMUNITY
AFFAIRS FOR LOW-INCOME HOUSING
TAX CREDITS TO DEVELOP ASHTON
OAKS, A 96-UNIT FAMILY APARTMENT
COMMUNITY LOCATED AT 3391 FORREST
PARK RD.; AND FOR OTHER PURPOSES.

ADOPTED BY

APR 01 2002

COUNCIL

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee <i>CD/HHR</i>	Committee
Date <i>2/26/02</i>	Date
Chair <i>Clara Henderson</i>	Chair
Action: <i>(Fav, Adv, Hold (see rev. side))</i>	Action: Fav, Adv, Hold (see rev. side) Other:
Members <i>Mark W. Anderson James H. Anderson Sam M. Gandy</i>	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Hold (see rev. side) Other:	Action: Fav, Adv, Hold (see rev. side) Other:
Members	Members
Refer To	Refer To

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☒ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

APR 1 2002

Clara Henderson

CERTIFIED

APR 01 2002

Ruth Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

APR 05 2002

MAYOR